



2016

Impact Fee Facilities Plan & Impact Fee Analysis

Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

Impact Fee Facilities Plan

- Identifies:
 - Demands placed upon existing public facilities by new development (phase 1 planning horizon: 2024)
 - The proposed means by which the County will meet those demands
- Calculate the cost of needed improvements

Impact Fee Analysis

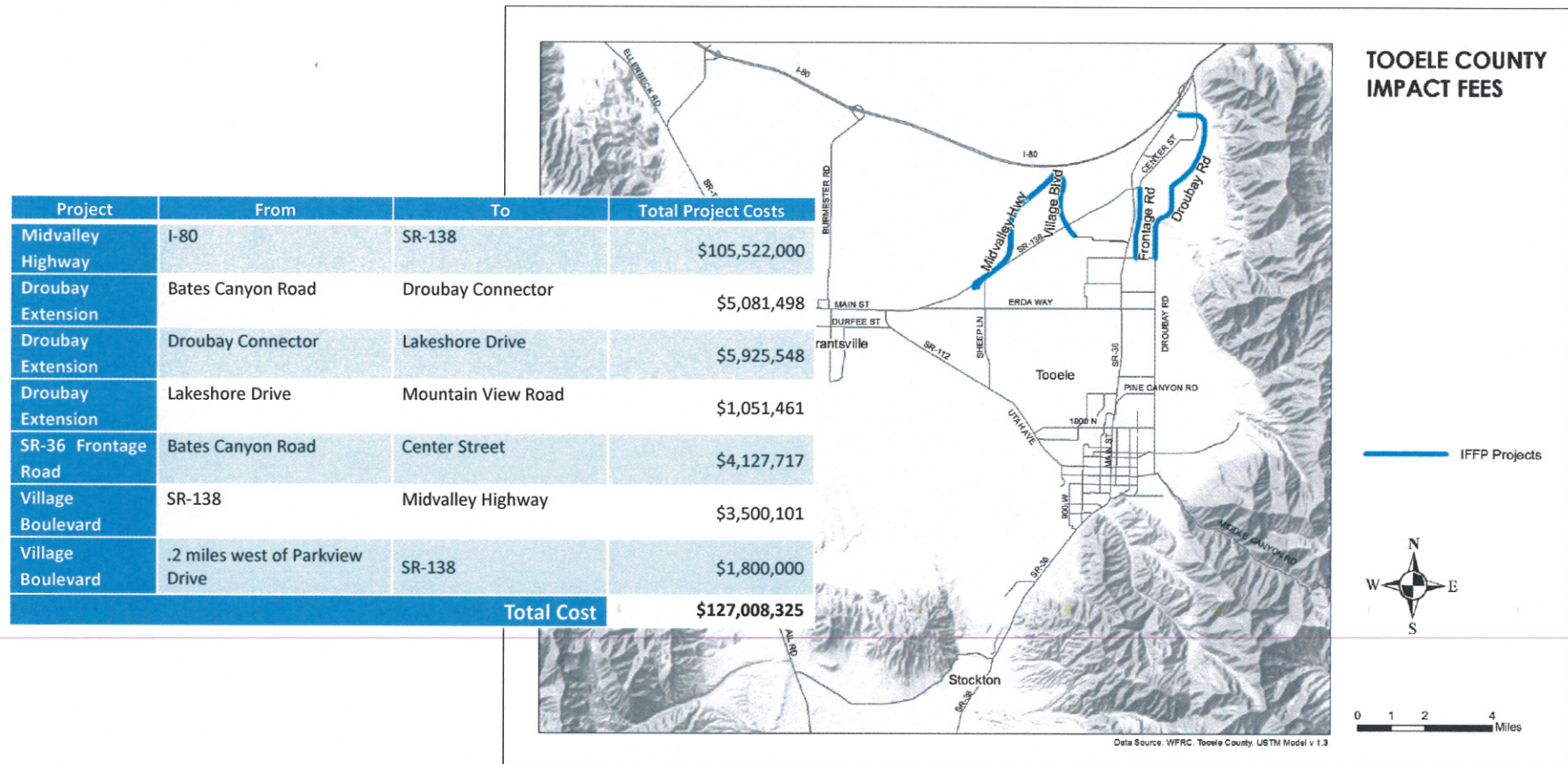
- Anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service
- Identifies the costs of public facilities that are reasonably related to the new development activity

Tooele County Level of Service C standard

2024 Level of Service w/ Planned Projects



Impact Fee Facilities Plan



Impact Fee Analysis

Total Cost of IFFP Projects	\$127,008,325
Cost Attributable to County Growth	\$5,965,736
Professional Services	\$24,940
Number of New Trips in 2024	25,625
Maximum Allowable Impact Fee Per Trip	\$234

(ITE Daily Trips Rate) x (Primary Trip Factor) x \$234 =
Impact Fee per Use

*Fees must be encumbered within 6 years of collection date

Impact Fee Analysis

Land Use	ITE Code	Unit*	½ Daily Trips**	Primary Trips**	Cost/Unit+
Residential					
Single Family	210	Dwelling Unit	4.76	100%	\$1,113
Retail / Commercial					
Large Shopping Center (>90,000 sq ft)	820	1000 sq ft	23.35	43%	\$2,347
Office / Institutional					
General Office	710	1000 sq ft	5.52	100%	\$1,290
Industrial					
General Light Industrial	110	1000 sq ft	3.49	100%	\$816
Source: Parametrix					
*1,000 sq ft of Gross Floor Area					
**Obtained from ITE Trip Generation Manual, 9th Edition, 2012					
+Based on Formula provided above.					